

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE:

ITEM NO. 12

CASE NUMBER/
PROJECT NAME

22-DR-2006
Chaparral High School

LOCATION

6935 E. Gold Dust Avenue

REQUEST

Request approval for site plan and elevations of campus redevelopment at Chaparral High School.

OWNER

Scottsdale Unified School
District

ENGINEER

Sullivan Designs, Inc.
602-943-8424

ARCHITECT/
DESIGNER

The Orcutt/Winslow
Partnership

APPLICANT/
COORDINATOR

The Orcutt/Winslow
Partnership
602-257-1764

BACKGROUND

Zoning.

The subject property is currently zoned Single Family Residential District (R1-43). This district is intended to promote and preserve residential development with a minimum lot size of 43,000 square feet. Public elementary and high schools are permitted uses in the R1-43 zone district.

Context.

The 37.8-acre site is located at the southwest corner of Gold Dust Avenue and 70th Street. The site has been operating as a public high school for years, and is surrounded mostly by residential uses.

Adjacent Uses:

- North: Gold Dust Avenue, church, multi-family residential, zoned R1-35, R-5, and R-3.
- South: Ninety-foot wide drainage ditch, single-family residential in the Town of Paradise Valley.
- East: 70th Street, assisted living facility, and multi-family residential, zoned R-5.
- West: Single-family residential, zoned R1-35.

APPLICANT'S
PROPOSAL

Applicant's Request.

The Scottsdale Unified School District will be reconstructing the Chaparral High School on the existing campus. Proposed as a master-planned project, the phased construction and demolition is expected to be completed while school is in session and within a three (3) year period beginning in 2006. Redevelopment will include replacing many buildings and remodeling others.

zDivided into three (3) phases, the proposal includes the following:

Phase 1

- Building A: Remodel; Administration (32 feet tall; 36,822 sq.ft.)
- Building H: Remodel; Auditorium (47 feet tall; 112,169 sq.ft.)
- Building I: Remodel; Band (20 feet tall; 4,896 sq.ft.)
- Building J: Remodel; Performing Arts (28 feet tall; 12,784 sq.ft.)
- Building K: New; Student Store (20 feet tall; 3,059 sq.ft.)
- Building G: New; Gymnasium (47 feet tall; 112,169 sq.ft.)

Phase 2

- Building C: New; Library (29 feet tall; 31,968 sq.ft.)
- Building D: New; Classrooms (29 feet tall; 34,641 sq.ft.)
- Building E: New; Classrooms (29 feet tall; 34,641 sq.ft.)
- Building F: New; Classrooms (29 feet tall; 33,455 sq.ft.)

Phase 3

- Building B: New; Classrooms (20 feet tall; 11,038 sq.ft.)

Development Information:

- Existing Use: High School
- Proposed Use: High School
- Parcel Size: 37.8 acres
- Building Size (total): Approximately 427,642 sq.ft.
- Building Height Allowed/Proposed: 20 feet to 47 feet
- Parking Required/Provided: 424 spaces/620 spaces
- Open Space Required/Provided: Not applicable
- FAR: Not applicable

DISCUSSION

Review Procedures

In accordance with the standing agreement between the City of Scottsdale and the Scottsdale Unified School District, applications for major improvements/renovations at the various campuses are brought to the Development Review Board for review and consideration prior to commencement of improvements. Treated as an allowed use in all residential zoning districts within the City of Scottsdale, public schools generally observe the basic zoning district standards such as setbacks from adjacent streets, height, lighting and parking. While these campuses are typically secure facilities, under the ultimate control of the State, and not subject to City of Scottsdale plan review, fees, inspections, etc., the District has considered the City of Scottsdale design and development guidelines, and where practical, has applied those policies to this project (landscaping, southwestern style architecture, lighting, etc.).

While maximum height for buildings in the R1-43 zone district is thirty-feet (30), certain exemptions are allowed. In accordance with Article VII-General Provisions of the Zoning Ordinance, schools may reach heights up to sixty (60) feet.

Analysis

The design for the Chaparral High School campus renovation/reconstruction organizes the buildings around an exterior courtyard setting (Activity Street and

Activity Square), which will function as the focal point of the campus. This assignment of buildings will also lend itself to a controlled environment for security purposes as well as creating active and passive areas for student interaction with the facility. The building locations also facilitate an organized separation of curriculum functions while maintaining a very efficient distribution of uses.

Improved vehicle access will be provided with new driveways and bus drop-off area along 70th Street, along with an increased number of parking spaces. Pedestrian access into the campus will also be emphasized using deliberate entrance points. The school continues to coordinate other street/access improvements with the City's Transportation Department.

The new building materials of metal panels, concrete, painted steel, and jumbo brick were selected to provide a contemporary design that ties into the existing buildings. The exterior character and materials of the new buildings will also be contextually compatible and respective of the diversity of the neighborhood. The conceptual elevations show how the assembled buildings for the entire campus will look from the north, south, east, and west sides of the property. The four sides of each individual building are still being finalized, and will maintain the materials, colors, and character as shown on the conceptual elevations.

The majority of the open space within the campus has been assigned to the existing athletic fields and courtyards. Landscape upgrades are also proposed throughout the site, including landscaped buffer upgrades along Gold Dust Avenue and 70th Street. Plant materials include a variety of trees, including Palo Verde, Mesquite, Rosewood, and Pistache, as well as a variety of other low-water use plant materials consistent with the surrounding area.

Community input

The School District has had multiple meetings with parents, teachers, surrounding property owners, and other interested parties to develop the proposed redevelopment plan. Other than general inquiries, there has been no public comment regarding this application.

STAFF RECOMMENDATION

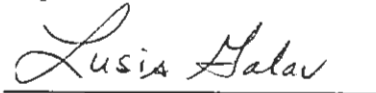
Staff finds the proposal is compatible with the area, is consistent with the goals for the revitalization of school facilities, and staff is supportive of the proposal.

STAFF CONTACT(S) Tim Curtis, AICP
Principal Planner
Phone: 480-312-4210
E-mail: tcurtis@ScottsdaleAZ.gov

APPROVED BY



Report Author



Lusia Galav, AICP
Current Planning Director
Phone: 480-312-2506
E-mail: lgalav@scottsdaleAZ.gov

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Site Plan
5. Landscape Plan
6. Elevations
- A. Fire Ordinance Requirements
- B. Stipulations/Zoning Ordinance Requirements

Scottsdale Unified School District # 48 • Chaparral High School Campus

Application for Development Review

O/W # 2005_003

Case # 858-PA-2005

Project Info:

Owner: Chaparral High School
6935 E. Gold Dust, Scottsdale AZ 85253
Contact: David Peterson / Rick Freeman

Architect: The Orcutt / Winslow Partnership
1130 N. Second Street, Phoenix AZ 85004
Contact: Rob Lohmeier

Civil Engineer: Atherton Engineering, Inc.
4620 N. 16th Street, Suite 108, Phoenix AZ 85016
Contact: Michael Rogers

MPE Engineer: Sullivan Designs, Inc.
7878 N. 16th Street, Suite 270, Phoenix AZ 85014
Contact: Brett Casperson

Landscape Architect: CWA Design
820 N. 3rd Street, Phoenix AZ 85004
Contact: Chris Winters

Project Narrative:

Through an extensive community based planning process, SUSD developed a 10-year master facilities plan, which was presented to the Governing Board in May 2002. After detail planning based on community input, Phase II of the plan focusing on high schools was presented to the Board in April 2003. Following updates to the plan over the next year, the Board voted to move the plan forward by placing a \$217 million bond on the November 2004 ballot for voters to authorize the funding for the plan. SUSD believes that the bond will benefit the high schools by improving the quality of learning environments, adding new facilities and educational programs, extend the life and lower life-cycle cost of the school facilities, and provide equity and equal opportunity across the District. The bond was approved to modernize Arcadia, Coronado, Saguaro and Chaparral high schools, make improvements to Desert Mountain High School, begin Phase II construction at Sierra Vista Academy and purchase land and buses. Of the \$217 million, roughly \$47.2 million has been allocated to the modernization of Chaparral High School. With construction contingency at 10%, the total budget for this three-year multi-phased project is approximately \$52 million.

This proposal seeks approval from the City of Scottsdale for redevelopment of the 38 acre Chaparral High School campus located at the southwest corner of Gold Dust Ave. and 70th Street. The plan envisions modernizing and expanding the campus in a manner consistent with the goals and objectives of SUSD and the city. The curricular goals of the District are as follows:

1. To increase individual student academic achievement and personal growth.
2. To provide a positive, respectful and safe learning environment.
3. To ensure all students and staff are proficient in the use of technology to acquire and manage information, communication, time and task.
4. To provide equity in opportunities, facilities, programs and resources for all.
5. To offer comprehensive professional growth programs for staff to provide them with the skills, strategies and resources to meet the needs of all students.

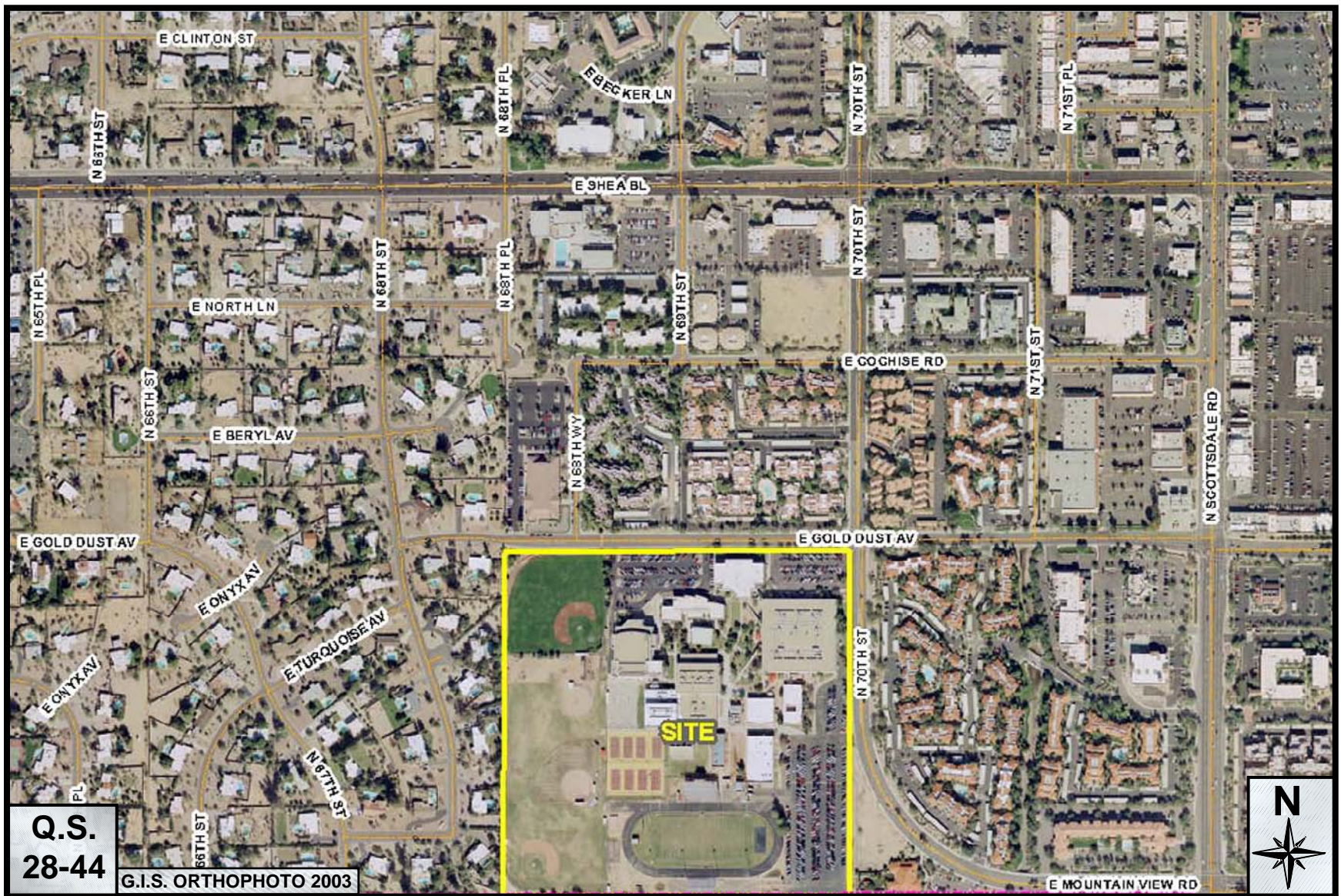
Campus Description:

The existing campus dates back to the early 1970s with a design campus considered “futuristic” and vernacular as equally unique. Iconic geometrical forms, interior circulation, mansard roof and green courtyards were the primary design elements. Low rise building massing, simple detailing, and selective use of lush landscape within a desert setting were dominant design themes for the school. All of these were employed throughout the campus to successfully anchor the campus within the community. However, certain deficiencies in building design that adversely affect the quality of academic life need to be addressed. Existing buildings are excessively non-descript, and lack defined entry elements and interactive spaces. A lack of defined entry elements tends to disrupt pedestrian flow and access to buildings. Day lighting, an important design requisite, is almost non-existent. Insufficient parking and traffic circulation are concerns that also need to be addressed.

Integrating the dynamics of the site, the community, and the school district along with the challenges of redeveloping an older campus with a strong design legacy make this a truly unique opportunity. This project consists of a three-year phased and open redevelopment, including new and remodeled buildings, to meet the projected needs of the campus for the next 40 years. The older modular buildings will be replaced with new ones, and others, such as the auditorium, two Performing Arts buildings, media center, and the library have been identified for renovation. Construction work will be performed in multiple phases over the next 3 years, with the classroom building remaining in use until the new buildings are ready for occupancy.

The existing campus has an excellent exterior park-like feel between the buildings, and is the life of the campus. This park-like feel was a driving theme for locating new buildings and areas to achieve the same feel within the new campus setting. The relocation of the existing centrally-located central plant, and new linear configuration of the classroom buildings create an ‘activity street’ that builds on and enhances the cultural spirit of the campus. The material pallet for the new buildings, consisting of durable materials like metal panels, concrete, painted steel and jumbo brick, ties into the existing buildings for visual compatibility, but is used innovatively to eliminate the dated feel of the mansards. MPE upgrades will focus on energy efficiency, and will include natural day-lighting, a new central plant with efficient mechanical systems, new sprinkler and piping systems, and two new 3000 amp service entrance sections to cater to the electrical needs of the new campus.

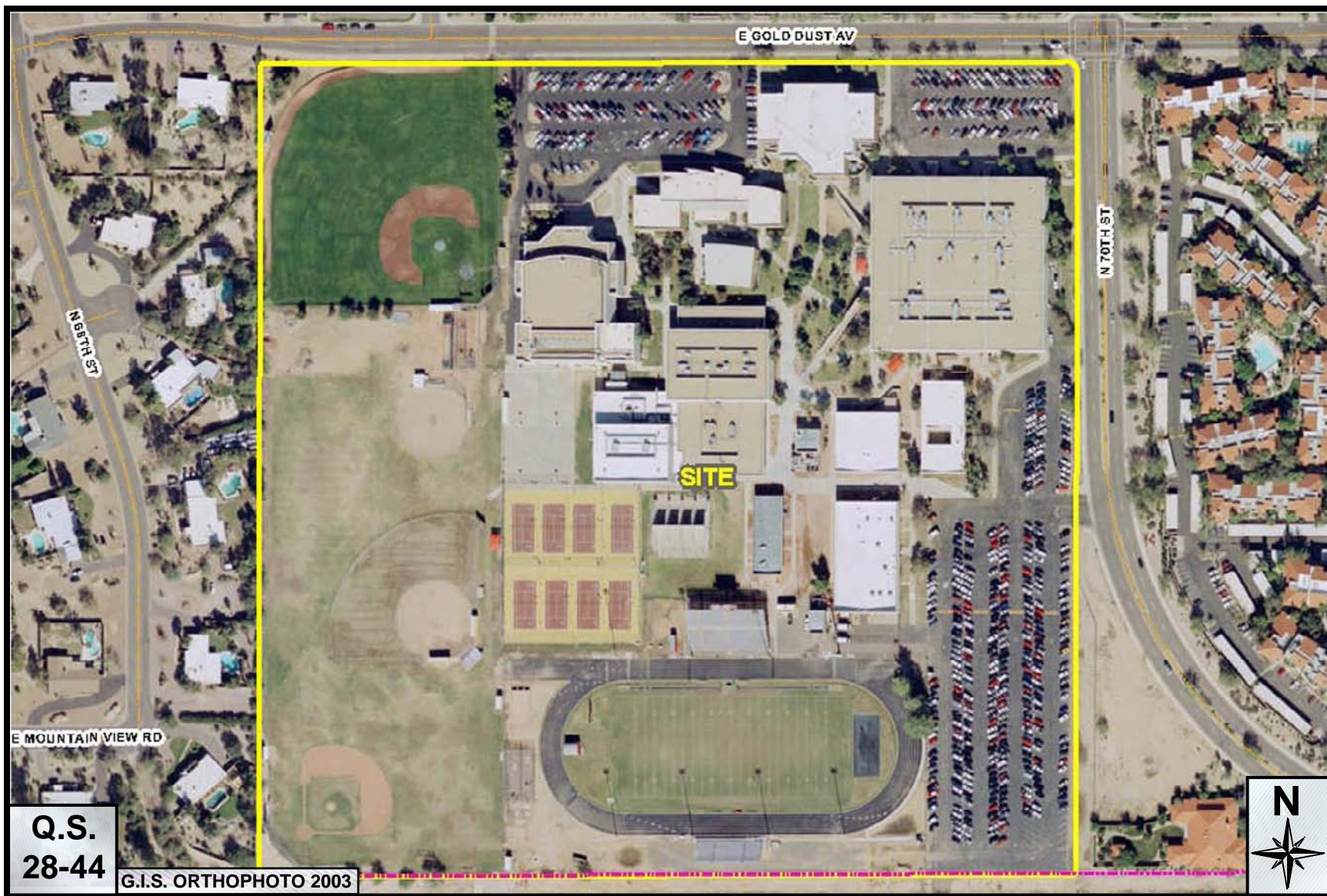
Redevelopment of the campus will also focus on simplifying and solving current issues with student parking, staff parking, parent / student drop off locations and bus drop-offs. Currently, staff and parent drop-off happen in the existing north east parking lot adjacent to the stop light at 70th street and Gold Dust Ave. This location for parent drop off does not provide enough cueing at the light at Gold Dust, thus backing parent drop off lanes out to 70th street, even through the light. A new staff parking lot and parent drop off will be located further west to provide for much longer cuing lanes to help reduce back up and provide more efficient traffic flow. Current bus drop off and student parking lots are mixed with shared entrance and exit drives where buses are currently exiting left heading north on 70th cutting off north bound traffic entering the site. Proposed parking lot modifications will have a dedicated right turn only for buses taking them south on 70th out to Scottsdale Road. Pedestrian ways from parking lots to the campus are proposed and a main activity street where all aspects of the campus activities are accessed from will be internal away from vehicular traffic, providing a safer environment and easier way-finding.



Chaparral High School

22-DR-2006

ATTACHMENT #2



E GOLD DUST AV

N 70TH ST

N 68TH ST

E MOUNTAIN VIEW RD

SITE

Q.S.
28-44

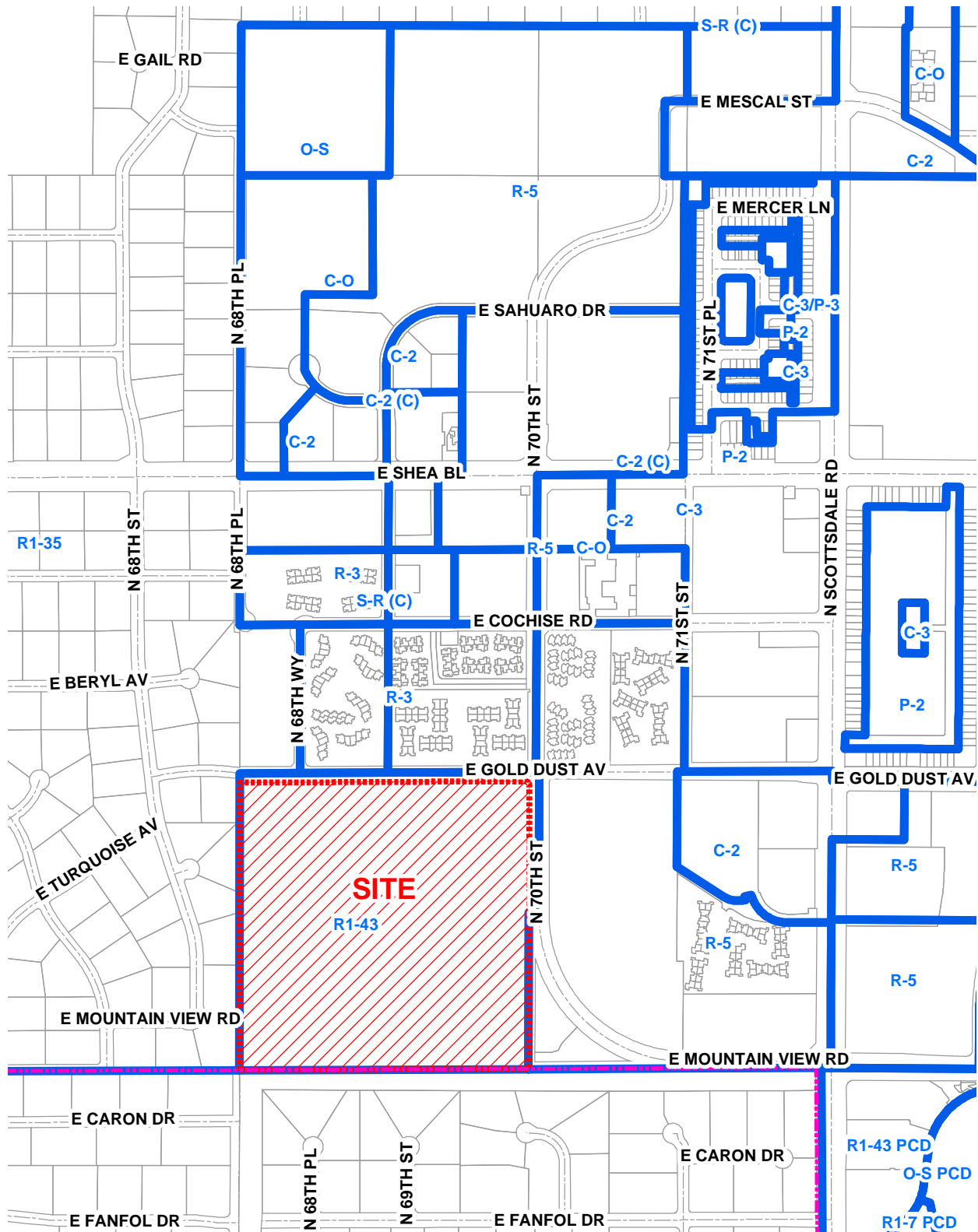
G.I.S. ORTHOPHOTO 2003



Chaparral High School

22-DR-2006

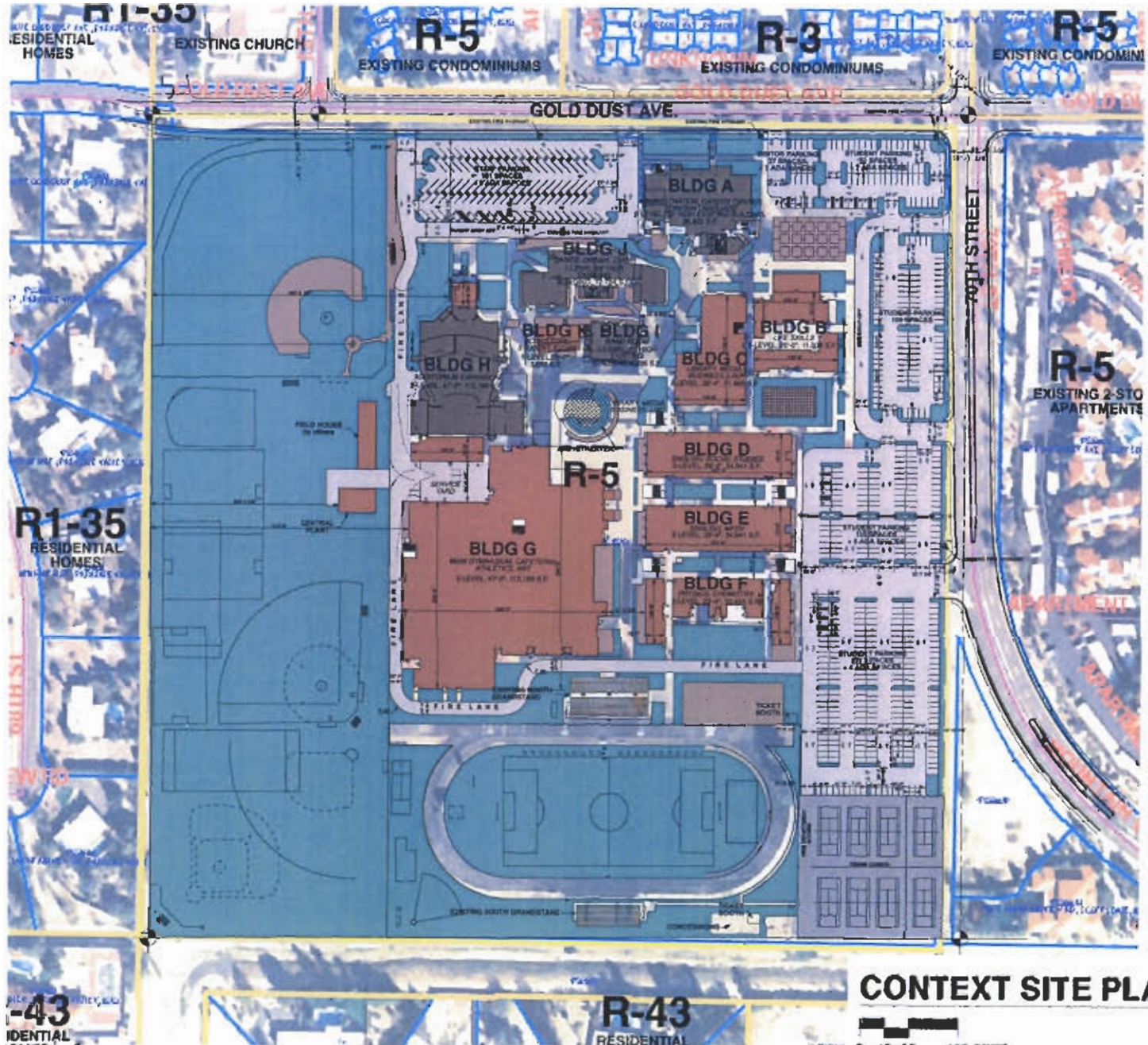
ATTACHMENT #2A



22-DR-2006

ATTACHMENT #3

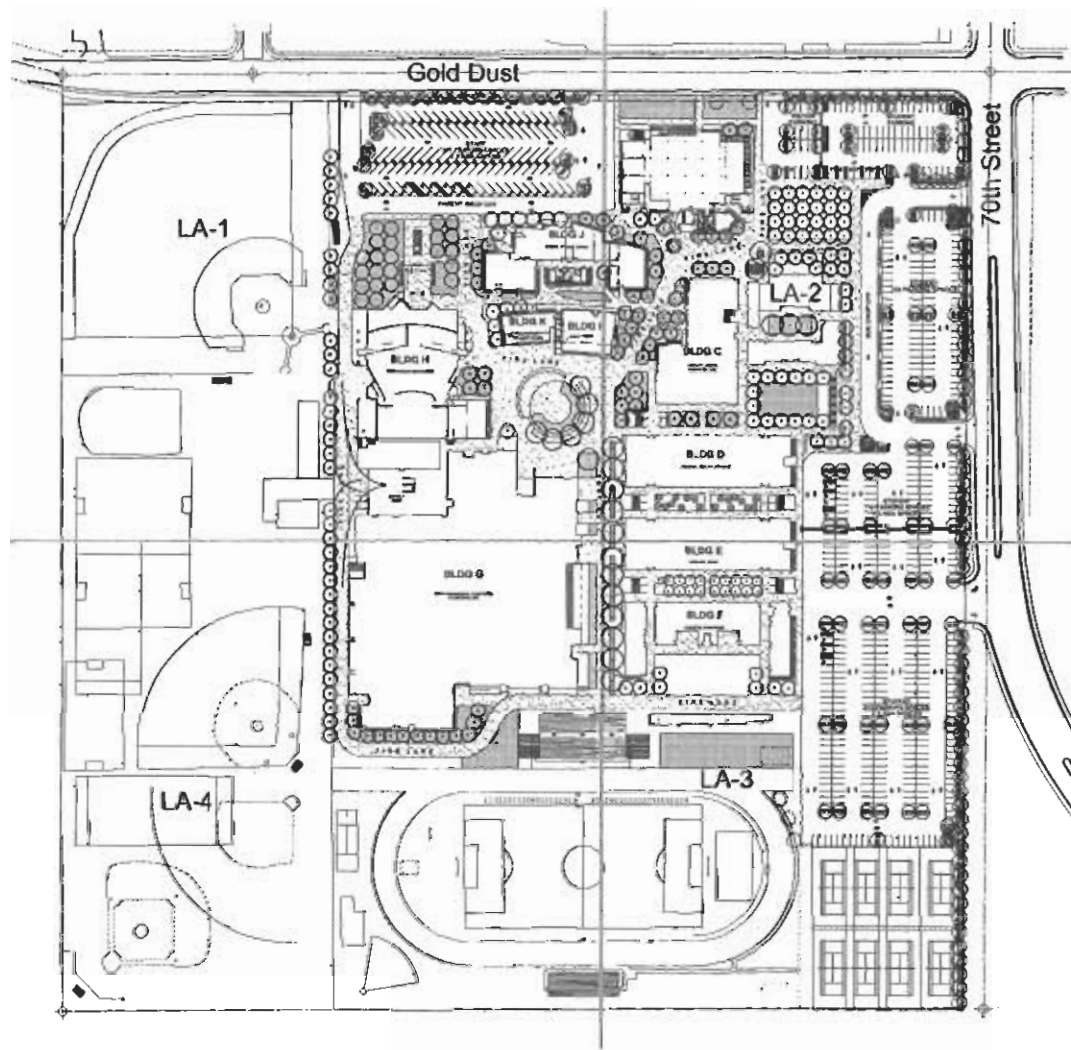
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CONTEXT SITE PLAN

22-DR-2006
2/9/2006





22-DR-2006
2/9/2006



NOT FOR CONSTRUCTION- AGENCY REVIEW AND BIDDING ONLY

City of Phoenix
Department of Public Works
Engineering Division
200 North Central Avenue
Phoenix, Arizona 85004
Phone: (602) 350-2000
Fax: (602) 350-2001

Chaparral High School
2001 E. Gold Dust Ave.
Phoenix, Arizona 85004
dlp landscape plan

Drawn: JTB
Checked: CTR
Date: 1-24-06
Revised:

City of Phoenix
Case Number
22-DR-2006

Gold Dust

Ballfields - NIC

STAFF
1st PARKING SPACES
PADA SPACES

PARENT DROP OFF

BLDG J
DANCE ORANGE CHAIR

BLDG K
BASKETBALL COURT
TENNIS COURT

BLDG I
SAND ROOM

FIRE LANE

BLDG H
NORTH SIDE ENTRANCE

Stage
Amphitheatre
Concrete Paving

Cafeteria

New Clubhouse

ME
FIRE

OWNER/DEVELOPER
SCOTTSDALE UNIFIED SCHOOL DISTRICT
8835 E. GOLD DUST AVE.
SCOTTSDALE, AZ 85263
PH (480) 334-6300

ARCHITECT
GRIFFITHS WINSLOW PARTNERSHIP
5130 N. 2ND ST.
PHOENIX, AZ 85018
PH (602) 257-1784
FAX (602) 257-6529
CONTACT: MICHAEL RUNYON

NOTE: JOINTS, SPURLS OR WALLS SHALL BE WITHIN A 5' RADIUS OF ALL FIRE HYDRANT AND OR FIRE DEPARTMENT CONNECTION

LANDSCAPE PLAN
APPROVED
CITY OF SCOTTSDALE

CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE
AND ANY AND ALL SPECIFICATIONS WILL REMAIN GOVERNING. LANDSCAPE
INSTALLATION TO BE APPROVED BY CITY OF HOUSTON'S INSPECTION
SERVICES BEFORE COMMENCEMENT OF CONSTRUCTION IS BEGUN.

Supply and install the following plant material. Landscapes architect to field verify location prior to planting. All plant material to meet A.N.A. specifications and top of sound health and appearance.

Designation	Size	Quantity
Pistacia chinensis 'Red Push' Red Push Pistacia	24" Size	14
Fraxinus glandulosa Norwalk [®]	48" Dia	36
Cercocarpus hybrid 'Desert Museum' Desert Museum Palo Verde	24" Size 24" Size Standard 1/2" Dia	432 8
Ceanothus vitifolius Rosewood	1 1/2 Gallon 24" Size 24" Size	41 14
Fraxinus chinensis Chinese Elm	24" Size 24" Size Standard	28 8
Fraxinus alba [®] Hybrid American Elm	24" Size 24" Size Main	24 1

TRANSDUCED ACTS

Fragaria spandani

Flowerless species	Host	Yr
<i>Oenothera</i>	1-5 Cane fruit	31
<i>Scutellaria torreyana</i> Wb	1-5 Cane fruit	31
<i>Trich. Ordish</i> Trich		
<i>Cardus solstitialis</i>	5 Cane fruit	17
<i>Scutellaria Olneyi</i>	5 Cane fruit	87
<i>Lappula imbricata</i>		
<i>Crosetia</i> <i>Stark</i>	5 Cane fruit	188
<i>Ruellia peruviana</i>		
<i>Desert Ruellia</i>		
<i>Muhlenbergia agrostifolia</i>	5 Cane fruit	227
<i>Oenothera</i> <i>Stark</i>		
<i>Malva</i> <i>occidentalis</i>	5 Cane fruit	38
<i>Stark</i> <i>Oenothera</i>		
<i>Hesperis matronalis</i> Yellow	5 Cane fruit	613
<i>Yellow Hesperis</i>		
<i>Oenothera</i> <i>Stark</i>		
<i>Viola</i> <i>Stark</i>	5 Cane fruit	71
<i>Viola</i> <i>Stark</i>		
<i>Viola</i> <i>Stark</i>	5 Cane fruit	85
<i>Viola</i> <i>Stark</i>		
<i>Leucophyllum longimanis</i>	5 Cane fruit	216
<i>Stark</i> <i>Leucophyllum</i>		
<i>Justicia californica</i>	5 Cane fruit	36
<i>Chrysopsis</i>		
<i>Picea</i> <i>Stark</i>	5 Cane fruit	94
<i>Creeping</i> <i>Stark</i>		

Delete sample(s)

Tuft by Seed - Seed Size

Z' stock#104 1/4" minus medium gold stabilized, decomposed granite in all landscape areas in playgrounds, ballfields, and courtyards. cultural sample

2" thickness, 24" minus modulus gold incorporated grout to parking lots, retention basins, and along the perimeter of buildings, sublot aprons.

Areas of decomposed granite with *G. pumila* materially groundcover shall not exceed dimensions of more than 7 feet in any one direction, measured between plant crowns and/or coverage. If you're in an ELBQ or HD area, denote the "decomposed granite" and "salvaged desert surface soil".

A minimum of 52 percentage of the provided trees shall be mature trees, pursuant to the City of Scottsdale's Zoning Ordinance Article Section 18.351, as defined in the City of Scottsdale's Zoning Ordinance Article VI, Section 3.430

A single trunk tree's caliper size, that is to be equal to or less than 4-inches, shall be determined by utilizing the smallest diameter of the trunk 6 inches above finished grade adjacent to the trunk.

▲ Tree's output shall, for single trunk trees that are to have a diameter greater than 4-inches, shall be determined by utilizing the smallest 1 diameter of the trunk 12-inches above finished grade adjacent to the trunk.

A multiple trunk test's subject axis is measured at 0° above the location that the trunk splits segments, or 0° above finished grade if all trunk segments originate from the seat.

Area within the sight triangle triangles is to be clear of landscaping, signs, or other visibility obstructions with a height greater than 2 feet.* Trees within the safety triangle shall have a canopy that begins at 7 feet in height upon installation. All heights are measured from nearest street line elevation.

Non-divisional issues shall be constructed solely from the approved civil plans. Any alteration of the approved design (additional fill, boulders - etc.) shall require additional final plan staff review and approval.

An right-of-way adjacent to the property shall be landscaped and maintained by the property.

According to a letter dated January 31, 2008 from Cecilia Verde, "Yucca are not native plants susceptible to be disturbed by construction".

Prior to the establishment of water service, conventional projects with an estimated annual water demand (often 100 acre-foot or more) shall submit a conservation plan in performance with Sections 49-246 through 49-248 of the City Code to the Water Conservation Office. 5


*Tree shall be limited to the maximum size specified in Sections 49-245 through 49-248 of the City Code and shall be shown on landscape plans submitted at the time of final plans.

No lighting is approved with this submittal.

The landscape specification section(s) of these plans have not been reviewed and shall not be part of the City of Scottsdale's Approval.

All signs require separate permit and approval.

New landscaping, including salvaged plant material, and landscaping indicated to remain, which is destroyed, damaged, or removed, shall be indicated with the text, "New."

and quantify prior to the issuance of the Certificate of Occupancy / Letter of Acceptance to the satisfaction of the Inspection Services 

22-DR-2006
2/9/2006

chaparral high school

Address: 10000 N. Central Expressway
Suite 100, Dallas, TX 75243

Drawn:
Checked:
Date: 1-26-06
Revision:

CITY ALBANY
CASE NUMBER
JUL 14, 2005

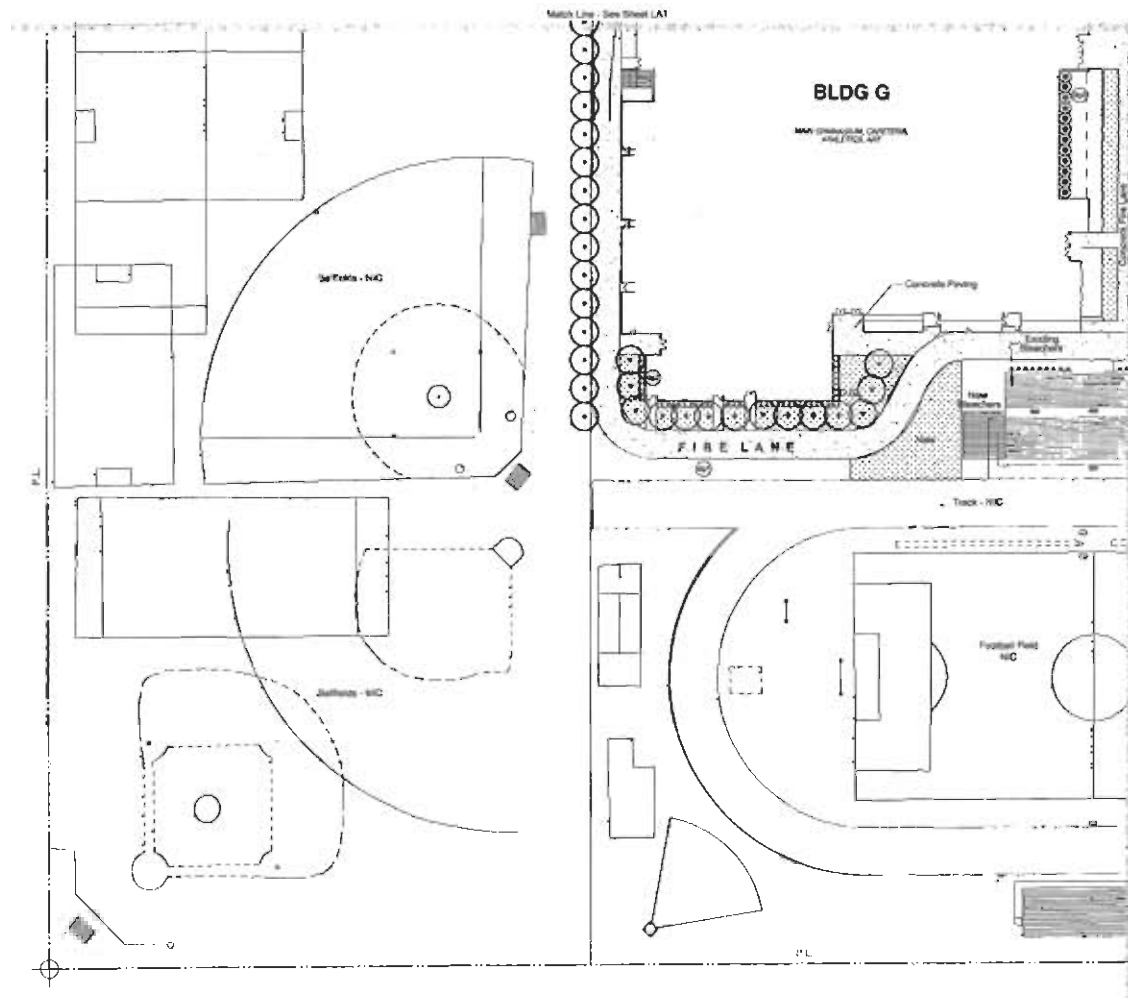
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NOT FOR CONSTRUCTION- AGENCY REVIEW AND BIDDING ONLY

245-100
245-100

erb landscape plan

a1



PLANT LIST

Supply and install the following plant material. Landscape architect to verify location prior to planting. All plants material to meet A.N.A. specifications and be of sound health and appearance.

Description	Size	Quantity
Prosopis juliflora 'Red Bush'	24" Box	24
Prosopis juliflora 'Red Bush'	48" Box	88
Conocarpus hybrid 'Desert Museum'	24" Box	182
Conocarpus hybrid 'Desert Museum'	36" Box	8
Conocarpus hybrid 'Desert Museum'	Standard (O.N. 44)	41
Conocarpus hybrid 'Desert Museum'	15 Gallon	4
Conocarpus hybrid 'Desert Museum'	24" Box	29
Conocarpus hybrid 'Desert Museum'	36" Box	9
Conocarpus hybrid 'Desert Museum'	Standard	24
Conocarpus hybrid 'Desert Museum'	15 Gallon	9

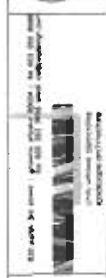
EXISTING TREES TO PRESERVE

TRANSPLANTED MEMORIAL TREE

Prosopis juliflora	Multi	0
Prosopis juliflora	5' Cane 48"	17
Prosopis juliflora	15 Gallon	31
Prosopis juliflora	5 Gallon	17
Prosopis juliflora	5 Gallon	97
Prosopis juliflora	5 Gallon	158
Prosopis juliflora	5 Gallon	297
Prosopis juliflora	5 Gallon	38
Prosopis juliflora	5 Gallon	613
Prosopis juliflora	5 Gallon	71
Prosopis juliflora	5 Gallon	65
Prosopis juliflora	5 Gallon	276
Prosopis juliflora	5 Gallon	38
Prosopis juliflora	5 Gallon	34

GROUND COVER

Datura stramonium	1 Gallon	190
Datura stramonium	1 Gallon	190
Turf by Sod - 100' x 100'		
2" thickness 100' x 100' sod		



chapel high school
4913 E. 1st Ave
Scottsdale, AZ 85261
No landscape plan

Drawn: GHT
Checked: GHT
Date: 1-24-06
Revisions:

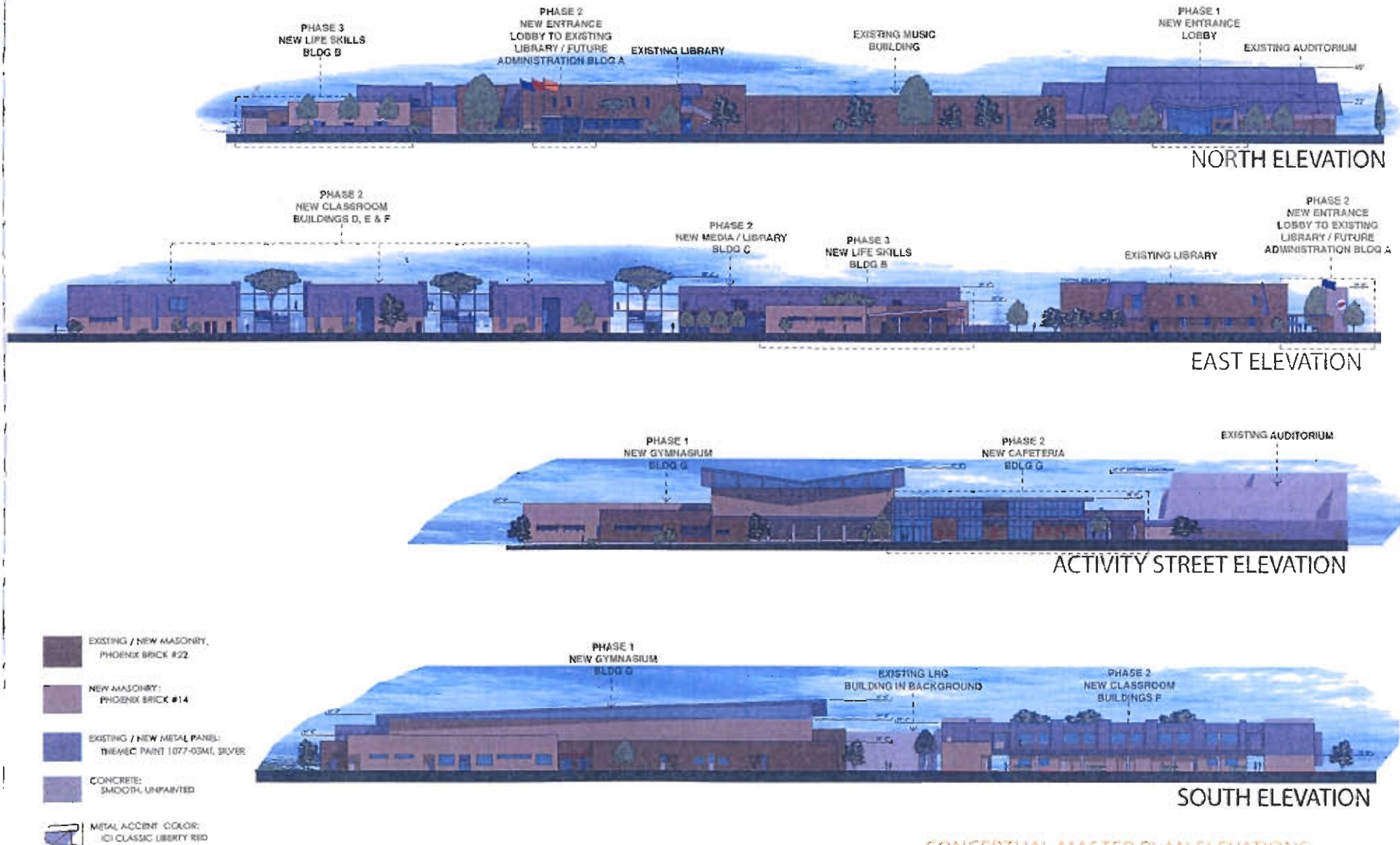
CITY NUMBER
100-100-100
100-100-100

22-DR-2006
2/9/2006

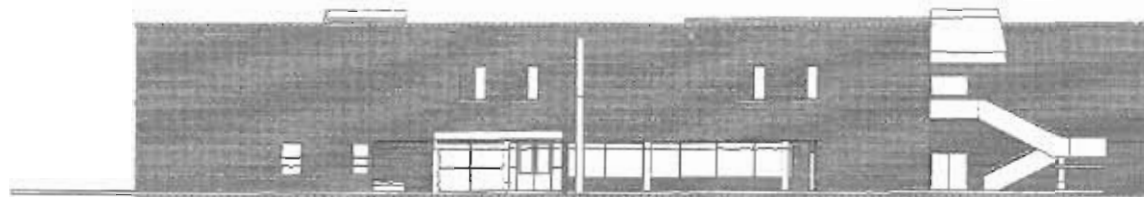
drb landscape plan

la4

NOT FOR CONSTRUCTION- AGENCY REVIEW AND BIDDING ONLY



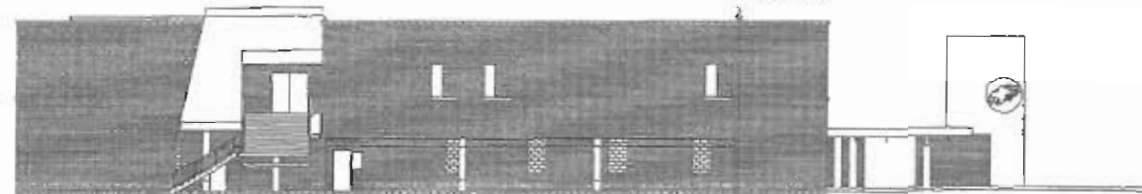
CONCEPTUAL MASTER PLAN ELEVATIONS
PHASE 1, 2 & 3



**NORTH ELEVATION
BUILDING A**



1" = 16'



**EAST ELEVATION
BUILDING A**



1" = 16'



**SOUTH ELEVATION
BUILDING A**



1" = 16'



**WEST ELEVATION
BUILDING A**



1" = 16'

**EXTERIOR ELEVATION
GENERAL NOTES:**

- 1. EXTERIOR FINISHES SHALL BE AS SHOWN ON THE DRAWINGS.
- 2. EXTERIOR FINISHES SHALL BE AS SHOWN ON THE DRAWINGS.
- 3. EXTERIOR FINISHES SHALL BE AS SHOWN ON THE DRAWINGS.
- 4. EXTERIOR FINISHES SHALL BE AS SHOWN ON THE DRAWINGS.
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- 7. EXTERIOR FINISHES SHALL BE AS SHOWN ON THE DRAWINGS.
- 8. EXTERIOR FINISHES SHALL BE AS SHOWN ON THE DRAWINGS.
- 9. EXTERIOR FINISHES SHALL BE AS SHOWN ON THE DRAWINGS.
- 10. EXTERIOR FINISHES SHALL BE AS SHOWN ON THE DRAWINGS.

ELEVATION KEYNOTES:

- 1. EXTERIOR FINISHES SHALL BE AS SHOWN ON THE DRAWINGS.
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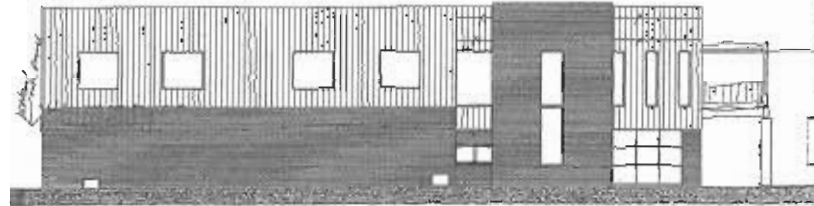
the broad window
partnership
architectural services
1000 north central avenue
chandler, arizona
85224-1000
phone: 480.777.1774
fax: 480.777.1775
www.broadwindow.com

scottsdale unified school district
chaparral high school - PHASE 2
6935 east gold dust avenue
scottsdale, arizona 85253



DATE: 03/01/01
BY: [signature]
CHECKED BY: [signature]

PROJECT: Chaparral High School
DESIGN: [signature]
DATE: 03/01/01
BY: [signature]
CHECKED BY: [signature]

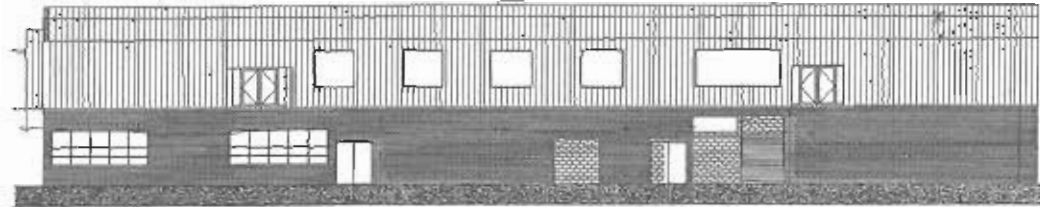


NORTH ELEVATION
BUILDING C



**EXTERIOR ELEVATION
GENERAL NOTES:**

1. See General Notes, pages 10 & 11 for material notes.
2. Elevation is for exterior view only. Interior views are shown on other sheets.
3. Elevation is for exterior view only. Interior views are shown on other sheets.
4. Elevation is for exterior view only. Interior views are shown on other sheets.
5. Elevation is for exterior view only. Interior views are shown on other sheets.
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9. Elevation is for exterior view only. Interior views are shown on other sheets.
10. Elevation is for exterior view only. Interior views are shown on other sheets.

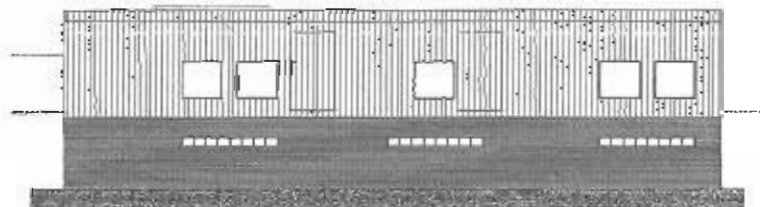


EAST ELEVATION
BUILDING C

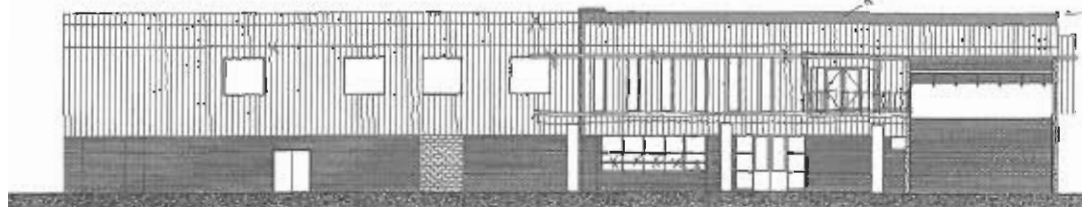


ELEVATION KEYNOTES:

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11	12	13	14	15	16	17	18	19	20



SOUTH ELEVATION
BUILDING C



WEST ELEVATION
BUILDING C



the architects
partnership
6935 East Gold Dust Avenue
Scottsdale, Arizona 85253
480.225.1100
480.225.1101
www.thepartnership.com

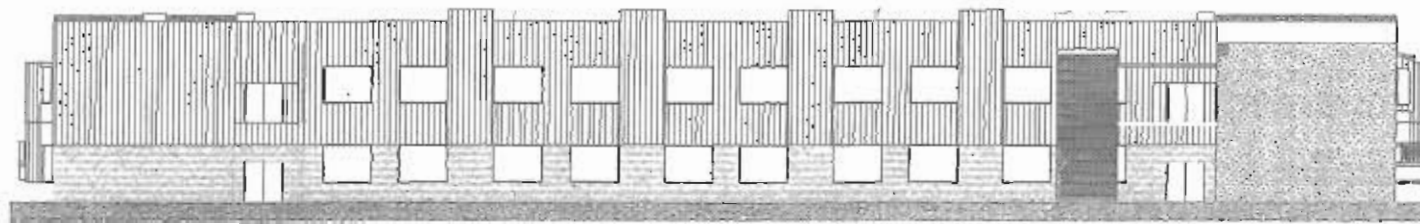
scottsdale unified school district
chaparral high school - phase 2
6935 east gold dust avenue
scottsdale, arizona 85253



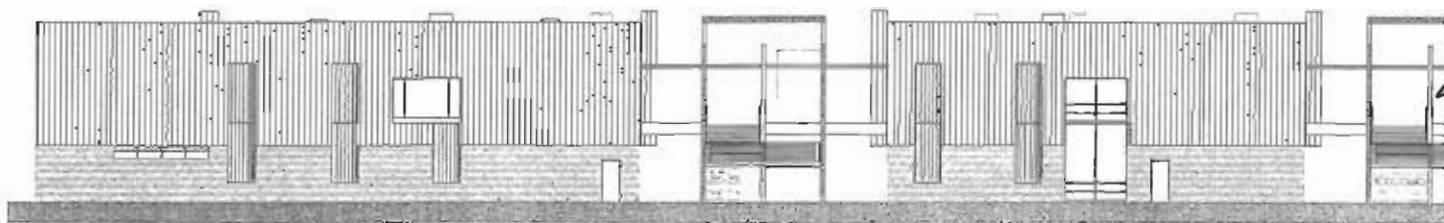
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PROJECT: 11-01-01
SHEET: 11-01-01

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DATE: [Date]
BY: [Name]
FOR: [Name]
BUILDING NUMBER: [Number]

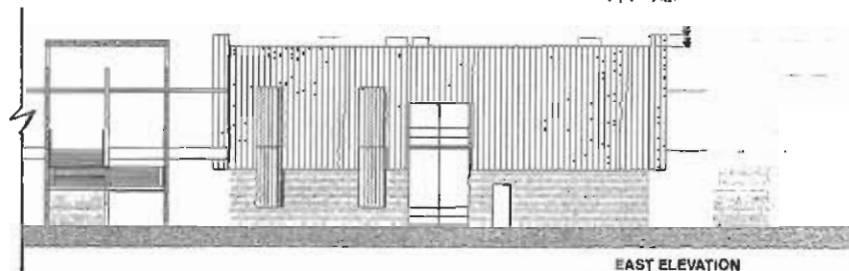
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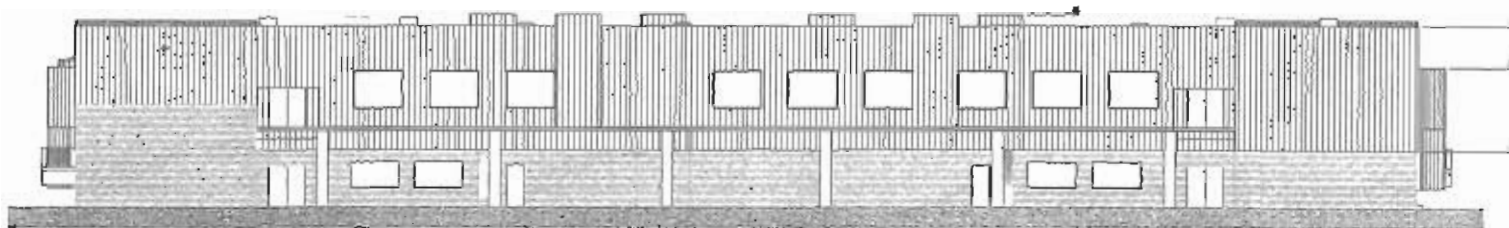
NORTH ELEVATION
BUILDING D



EAST ELEVATION
BUILDINGS D, E & F



EAST ELEVATION
BUILDINGS D, E & F



SOUTH ELEVATION
BUILDING F



EXTERIOR ELEVATION GENERAL NOTES:

1. ALL EXTERIOR WALLS SHALL BE CONCRETE BLOCK.
2. ALL EXTERIOR WALLS SHALL BE FINISHED WITH CORrugATED METAL.
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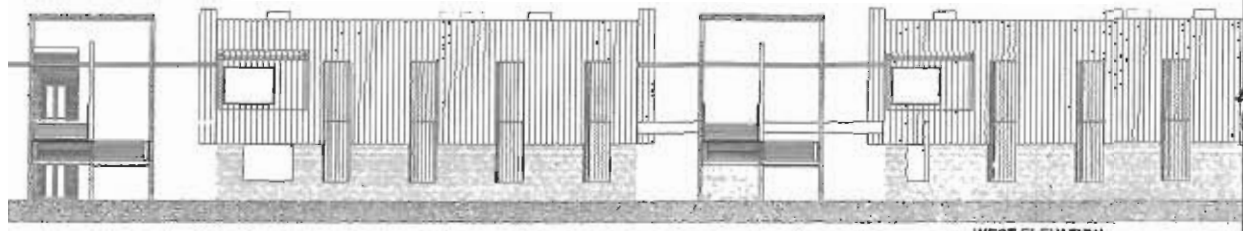
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partnership
1130 north second street
phoenix, arizona
85004-1004

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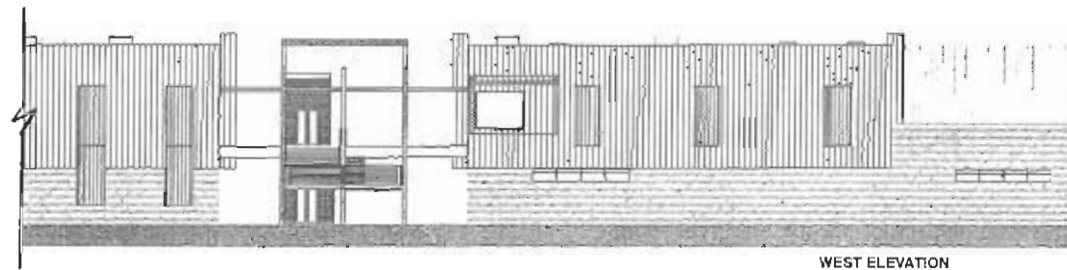
scottsdale unified school district
chaparral high school - phase 2
6935 east gold dust avenue
scottsdale, arizona 85253

PHASE 201
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01/21/2004

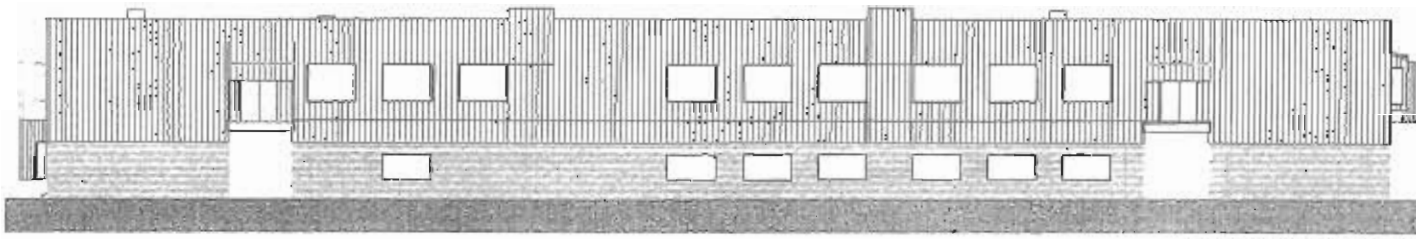
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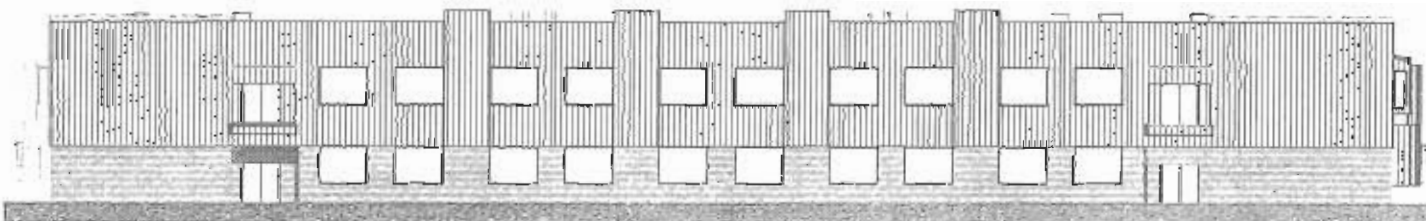
WEST ELEVATION
BUILDINGS D, E & F



WEST ELEVATION
BUILDINGS D, E & F



SCIENCE COURTYARD ELEVATION
BUILDING F



TYPICAL COURTYARD ELEVATION
BUILDINGS C, E & F

**EXTERIOR ELEVATION
GENERAL NOTES:**

1. ELEVATION KEYNOTES: SEE ELEVATION KEYNOTES
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the group working
partnership
1000 north central street
phoenix, arizona
85004-1000
phone: 602.253.1754
fax: 602.253.1755
www.gwp.org

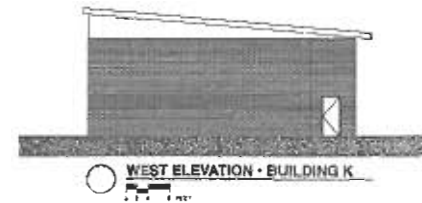
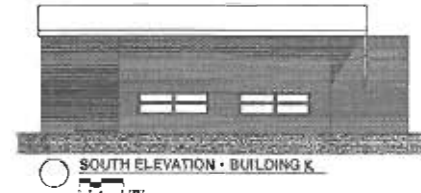
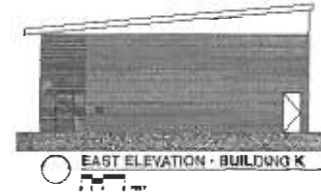
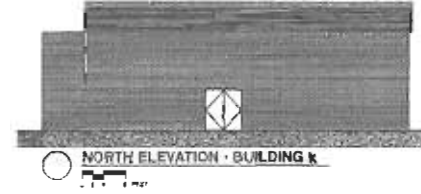
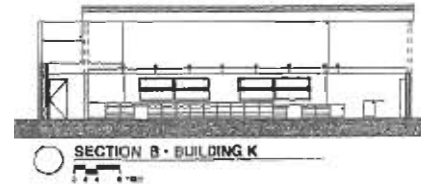
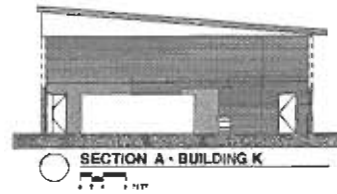
scottsdale unified school district
chaparral high school - phase 2
6935 east gold dust avenue
scottsdale, arizona 85253

working drawings

PROJECT NO.

DATE: 08/11/07

PROJECT:
Design Development
LOCATION: 6935 EAST GOLD DUST AVENUE
DATE: 08/11/07
DRAWING NO.: 01-01
BUILDING NO.: 01-01
PROJECT NO.: 01-01



EXTERIOR ELEVATION GENERAL NOTES:

1. ALL EXTERIOR FINISHES SHALL BE AS SHOWN ON THE EXTERIOR ELEVATIONS.
2. EXTERIOR FINISHES SHALL BE APPLIED TO ALL EXTERIOR SURFACES.
3. EXTERIOR FINISHES SHALL BE APPLIED TO ALL EXTERIOR SURFACES.
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BUILDING SECTION GENERAL NOTES:

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partnership
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scottsdale, arizona
85253-1200
704.242.1100
704.242.1101
www.thearchitect.com

scottsdale unified school district
chaparral high school - phase I
6935 east gold dust avenue
scottsdale, arizona 85253



DESIGNED BY
2019, 2020
2021, 2022
ARCHITECT: THE ARCHITECT

DESIGNED BY
ARCHITECT: THE ARCHITECT
ARCHITECT: THE ARCHITECT
ARCHITECT: THE ARCHITECT
ARCHITECT: THE ARCHITECT

A-K201

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1100 NORTH WINDY ROAD
CHANDLER, ARIZONA
85226-1000
PH: 480.240.1754
FAX: 480.457.8009
WWW.CORP-ORCA.COM

chaparral high school - PHASE 3
6935 east gold dust avenue
scottsdale, arizona 85253



2008_014
 05.07.08
 05.07.08

1. **Design Development**
 2. **Construction**
 3. **Post-Construction**
 4. **Building Operation**

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- | | |
|---|---|
| <p><input checked="" type="checkbox"/> 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.</p> <p><input checked="" type="checkbox"/> 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.</p> <p style="margin-left: 20px;"><u>AS SHOWN</u></p> <p><u> </u></p> <p><u> </u></p> <p><input checked="" type="checkbox"/> 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING AMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.</p> <p><input checked="" type="checkbox"/> 4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.</p> <p><input checked="" type="checkbox"/> 5. PROVIDE A KNOX ACCESS SYSTEM:</p> <p style="margin-left: 20px;"><input checked="" type="checkbox"/> A. KNOX BOX</p> <p style="margin-left: 20px;"><input type="checkbox"/> B. PADLOCK</p> <p style="margin-left: 20px;"><input type="checkbox"/> C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.</p> <p><input checked="" type="checkbox"/> 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER & FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK & KEYED TO MATCH THE FIRE ALARM CONTROL PANEL & SUPERVISED BY THE FACP IF APPLICABLE.</p> <p><input checked="" type="checkbox"/> 7. SUBMIT PLANS FOR A CLASS <u>A</u> FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.</p> <p><input type="checkbox"/> 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.
 <small>(SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)</small></p> <p><input checked="" type="checkbox"/> 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. <u> </u></p> <p><u> </u></p> <p><input checked="" type="checkbox"/> 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.</p> | <p><input checked="" type="checkbox"/> 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.</p> <p><input checked="" type="checkbox"/> 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.</p> <p><input checked="" type="checkbox"/> 13. SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF <u> </u> AT <u> </u> GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.</p> <p><input checked="" type="checkbox"/> 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) <u> </u></p> <p><input checked="" type="checkbox"/> 15. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC. SEE SHEETS <u> </u></p> <p><input checked="" type="checkbox"/> 16. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC. A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP & SUBMIT WITH THE BUILDING PLANS.</p> <p><input checked="" type="checkbox"/> 17. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.</p> <p><input checked="" type="checkbox"/> 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x <u>4</u> (NSHT)</p> <p style="margin-left: 20px;"><input checked="" type="checkbox"/> 4' TO 8' BACK OF CURB; INDEP. WET LINE.</p> <p style="margin-left: 20px;"><input checked="" type="checkbox"/> WALL MOUNTED - 15' CLEAR OF OPENINGS.</p> <p><input checked="" type="checkbox"/> 19. ADEQUATE CLEARANCE SHALL BE PROVIDED AROUND FIRE RISER. DIMENSIONS FROM FACE OF PIPE SHALL MEASURE A MINIMUM OF 12" OFF THE BACK OF WALL, 18" ON EACH SIDE & 36" CLEAR IN FRONT WITH A FULL HEIGHT DOOR. THE FIRE LINE SHALL EXTEND A MAXIMUM OF 3' INTO THE BUILDING FROM INSIDE FACE OF WALL TO CENTER OF PIPE.</p> |
|---|---|

20. ☐ SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.
- ☐ A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)
- ☐ B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.
- ☒ C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: Lt and Ord-1 SEISMIC DESIGN CATEGORY SHALL BE DETERMINED BY STRUCTURAL ENGINEER.
- ☐ D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:
- ☐ E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.
- ☐ F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

Stipulations for Case: Chaparral High School 22-DR-2006

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by The Orcutt/Winslow Partnership with a city receipt date of 2/9/2006.
 - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by The Orcutt/Winslow Partnership with a city receipt date of 2/9/2006.
 - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by Chris Winters Associates Landscape Architects with a city receipt date of 2/9/2006.
 - d. Phasing shall occur and be consistent with the phasing plan submitted by The Orcutt/Winslow Partnership with a city receipt date of 2/9/2006.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. Chain link fencing for recreational courts (i.e. tennis, basketball, volleyball, etc.) shall be vinyl coated.
3. Any exterior conduit and raceways shall be painted to match the building.
4. No exterior roof ladders shall be allowed where they are visible to the public or from an off-site location.
5. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
6. Wall enclosures for refuse bins or trash compactors and utilities shall be constructed of materials that are compatible with the building(s) on the site in terms of color and texture.

SITE DESIGN:

DRB Stipulations

7. Parking lots shall be screened with plant material with the use of large shrubs and trees, or other acceptable screening design (such as berming or 3-foot tall walls).

LANDSCAPE DESIGN:

DRB Stipulations

8. The Landscape plan shall be revised to show compliance with the City Code section 49-244 or as approved by water resources. Any proposed changes to the landscape plan shall return for City Staff review.

ATTACHMENT B

9. At time of final plans review the applicant shall provide the letter from a native plant salvage contractor stating there are no native plants on site and this project has met the requirements of the Native Plant Ordinance.

EXTERIOR LIGHTING DESIGN:**DRB Stipulations**

10. All exterior luminaires shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line.
11. If landscape lighting is proposed at time of final plans the applicant shall submit for a staff review.
12. The individual luminaire lamp shall not exceed 250 watts except for sport courts and athletic fields.
13. The maximum height from finished grade to the bottom of the any exterior luminaire shall not exceed 20 feet except for sport courts and athletic fields.
14. The applicant shall revise the fixture for the tennis courts and provide with final plans for review and approval. The fixture shall include house side shields or as approved by Planning and Development staff.
15. Incorporate into the project's design, the following:

Parking Lot and Site Lighting:

- a. The maintained average horizontal illuminance level, at grade on the site, not including the sport courts and athletic fields, shall not exceed 2.5 foot-candles or otherwise approved by Planning and Development staff.
- b. The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 10 foot-candles or otherwise approved by Planning and Development staff. All exterior luminaires shall be included in this calculation not including the sport courts and athletic fields.
- c. The maintained average horizontal illuminance level, at grade on the site for the areas proposed as tennis courts, shall not exceed 60 foot-candles for tournament use and 30 foot-candles for recreational or practice use (or otherwise approved by Planning and Development staff). Each system shall operate separately with the tournament lighting located within a controlled environment.
- d. The initial vertical illuminance at 6.0 foot above grade, along the entire property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed .8 foot-candles or otherwise approved by Planning and Development staff. All exterior luminaires shall be included in this calculation.

Building Mounted Lighting:

- e. All luminaires shall be recessed or shielded so the light source is not directly visible from property line.

VEHICULAR AND BICYCLE PARKING:**DRB Stipulations**

16. The location of bike parking shall be indicated on the site plan at time of final plans.
17. Bike rack design shall be in conformance with City of Scottsdale M.A.G. Details unless otherwise approved in writing by the City of Scottsdale's Transportation Department.

ADDITIONAL PLANNING ITEMS:**DRB Stipulations**

18. Flagpoles, if provided, shall be one piece, conical, and tapered.
19. The approval of Case 22-DR-2006 shall be valid for three (3) years from the date of Development Review Board approval.

ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

APPLICABLE DOCUMENTS AND PLANS:

20. Context Site plan by The Orcutt/Winslow Partnership, dated 2/9/06

21. Preliminary Drainage Report for Chaparral High School by Atherton Engineering, Inc., dated 2/2/06.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

22. A final drainage report shall be submitted that demonstrates consistency with the conceptual drainage report approved in concept by the Planning and Development Services Department.

- a. Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage report and plan.

23. Basin Configuration:

- a. Basin side slopes shall not be steeper than 4:1, and basin depths shall not exceed 3 feet.

24. Stormwater Storage on Paved Surfaces. Up to 50% of required stormwater storage may be provided in parking areas when the following conditions are met:

- a. Storage system shall be designed to store first 30% of required runoff volume off paved areas (to avoid ponding of nuisance water on pavement).
- b. Parking lot storage areas shall be designed so as to minimize interference with pedestrian traffic. Depth of water shall not exceed six inches within the parking area.

Ordinance

A. On-site stormwater storage is required for the full 100-year, 2-hour storm event. The design of the storage basin capacity shall account for any proposed landscaping improvements. The landscaping improvements within the basins shall not reduce the capacity of the basins under the required volume.

- (1) Basin bleed-off rates shall be set so that the storage basins do not drain completely in less than 24 hours. Storage basins must drain completely within 36 hours.
- (2) Infiltration of stormwater through the basin floor is not acceptable as the sole means of draining the basin. Stormwater storage basins should be designed to meter flow to the historic out-fall point. Where an historic out-fall point does not exist (or metering is not possible), other methods of discharge such as pumps, etc. may be considered.
- (3) Stormwater storage basins may not be constructed within utility easements or dedicated right-of-way (exceptions may be granted with written approval from appropriate utility company).
- (4) Off-site runoff must enter and exit the site as it did historically.
- (5) All development shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.

B. With the final improvement plans submittal to the Plan Review and Permit Services Division, the developer shall submit a final drainage report and plan, subject to City staff approval.

C. Underground Stormwater Storage:

- (1) Underground stormwater storage is prohibited unless approval is obtained from the City's Floodplain Administrator.
- (2) Drywells are not permitted.

ROADWAY, INTERSECTION, AND ACCESS DESIGN:**Streets and other related improvements:**

STREET NAME	STREET TYPE	R.O.W. DEDICATION	ROADWAY IMPROVEMENT	CURB TYPE	BIKE PATH, SIDEWALK, TRAILS
Gold Dust	Major Collector	Existing	Coordinate with City Transportation staff on the addition of an eastbound right turn bay at the intersection with 70th Street	Match existing	Coordinate with City Transportation staff on widening sidewalk to 8 ft. and adding a bike lane.
70 th Street	Major collector	Existing	Coordinate with City Transportation staff on channelizing median at southeast lot, and extending the northbound left turn bay.	Match existing	Coordinate with City Transportation staff on widening sidewalk to 8 ft.

DRB Stipulations

25. Coordinate with City Transportation staff on removing bump in north-east corner lot and sidewalk.
26. Coordinate with City Transportation staff on extending turn lane queue for northbound at north-east corner lot.
27. Delineate pedestrian crossing across drop-off lane in north-east parking lot.

INTERNAL CIRCULATION:**DRB Stipulations**

28. The developer shall provide a minimum parking-aisle width of 24 feet.
29. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.

Ordinance

- D. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

EASEMENTS and dedications Stipulations

30. Sight distance easements shall be dedicated over sight distance triangles.
 - a. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.
 - b. Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.

31. Indemnity Agreements:

- a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

Ordinance

E. Drainage Easement:

- (1) Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all washes having a discharge rate of 50 cfs or more, and for all stormwater storage basins. All drainage and flood control easements shall be dedicated to the City with maintenance responsibility specified to be that of the property owner.

F. Waterline and Sanitary Sewer Easements:

- (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water easements necessary to serve the site.

REFUSE:**DRB Stipulations**

32. Refuse enclosures shall be constructed to City of Scottsdale's standards. Details for construction of trash enclosures can be found in the City of Scottsdale Supplements to MAG Standards, standard detail #2146-1,2(2 is grease containment) for single enclosures and #2147-1,2(2 is grease containment) for double enclosures.

33. Enclosures must:

- a. Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet.
- b. Be positioned to facilitate collection without "backtracking."
- c. Be easily accessible by a simple route.
- d. Not require backing more than 35 feet.
- e. Not be located on dead-end parking aisles.
- f. Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive.

Ordinance

G. Underground vault-type containers are not allowed.

H. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.

I. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

WATER AND WASTEWATER STIPULATIONS

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

DRB Stipulations

34. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:

- a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
- b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

WATER:**DRB Stipulations****35. Basis of Design Report (Water):**

- a. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Water Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.

Ordinance

- J. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

WASTEWATER:**DRB Stipulations**

36. Wastewater Basis of Design Report. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Wastewater Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.
37. Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.

Ordinance

- K. Privately owned sanitary sewer shall not run parallel within the waterline easement.
- L. Grease interceptors shall be provided at restaurant connections to the sanitary sewer. The interceptors shall be located as to be readily and easily accessible for cleaning and inspection.

CONSTRUCTION REQUIREMENTS**DRB Stipulations****As-Built Plans.**

38. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.
 - a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
 - b. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges as determined by city staff.

Ordinance

- M. Section 404 permits. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]